

# **Town of Windsor Planning Board**

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**Meeting of September 24, 2014**

The regular monthly meeting of the Town of Windsor Planning Board was called to order at 7:32pm in the Windsor Town Hall by Chair Shelly Johnson Bennett. Also in attendance from the board were Carl Gordon, Eve Neureuter, Doug Saunders, Fran Stone, Bridgette Elliott VanNorman and Secretary Bruce Cameron. Also present was Code Enforcement Officer David Brown, Scott Pier and Alex and Gerry Urda.

On the motion of Mr. Stone, seconded by Mr. Saunders, the board unanimously accepted the minutes of its August 27 meeting as presented.

Code Enforcement Officer Brown reported that he has not yet received the site plan for a North Road retail project. He did distribute a site-plan application for the Knox Cemetery Extension on 8.4 acres at 159 Mountain Road, .7 of a mile from the existing cemetery. The Planning Board, after review of documentation, recommended on the motion of Mr. Stone, seconded by Mrs. Neureuter, that the Town Board allow the extension by approving the site plan.

Scott Pier submitted a site plan to move his auto repair and used-car sales shop from Damascus to the former gymnastics building at 519 Old Route 17. He said he intends to put a garage door on the west end of the building and estimated he currently would be using only half of the building for his shop. The remainder would be for storage. After review of the documentation, the board, on the motion of Mrs. Neureuter, seconded by Mrs. VanNorman, unanimously recommended the Town Board approve the site-plan proposal.

The board then heard arguments in a building dispute at 36 Maude Bevan Hill Road. Board member VanNorman recused herself as she was the complainant. At issue is Section 93-20B which states accessory buildings shall not be permitted in front of a principal building or closer than three feet to any property line. Code Enforcement Officer Brown said he issued a building permit July 2 for a garage to be built on the Urda property. At issue is what side is the front of the residence. Mrs. VanNorman said the town continues to maintain the road along the south side of the property where the garage footers were being constructed. Code Enforcement Officer Brown said that section of Maude Bevan was removed from the town's road inventory in 1980 and the section of the road east of the house is on the town's road inventory. He determined that the east side of the house is now its front. Chair Bennett ruled the Planning Board lacks the authority to interpret the code as to what is the front lot line of the property. She stated that is the responsibility of the town's Zoning Board of Appeals or the courts.

The planners then reviewed an application to the NYS Department of Environmental Conservation for a bluestone exploration authorization at an abandoned quarry on Hargrave Road about 2,000 feet south of W. Judd Road. After review of the documentation, the planners recommended to the Town Board on the motion of Secretary Cameron, seconded by Mr. Saunders, that the Town Board advise the applicant of the town's Local Law #3-2009 concerning depositing and tracking stone and dirt on town roads and Local Law #4-2010 concerning Noise Control.

On the motion of Mr. Stone, seconded by Mr. Gordon, the board adjourned at 9:23pm. Its next regularly scheduled meeting will be Wednesday, October 29, at 7:30pm in the Town Hall.

Respectfully submitted,

Bruce Cameron, secretary